

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Peabody Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$36,391,977**

PJ's Size Grouping*: **B**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:		PJs in State: 19					
% of Funds Committed	94.60 %	98.07 %	16	96.48 %	35	35	
% of Funds Disbursed	88.98 %	93.46 %	15	89.00 %	42	42	
Leveraging Ratio for Rental Activities	12.34	8.28	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	87.48 %	92.50 %	15	83.25 %	37	31	
% of Completed CHDO Disbursements to All CHDO Reservations***	97.17 %	76.94 %	1	70.99 %	95	93	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	93.29 %	82.18 %	2	81.75 %	83	80	
% of 0-30% AMI Renters to All Renters***	68.90 %	51.37 %	3	45.84 %	90	87	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.04 %	97.78 %	11	96.12 %	48	49	
Overall Ranking:			In State:	2 / 19	Nationally:	95 95	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,759	\$28,167		\$27,889	730 Units	24.50 %	
Homebuyer Unit	\$9,090	\$16,610		\$15,632	1,056 Units	35.40 %	
Homeowner-Rehab Unit	\$15,720	\$15,715		\$21,037	369 Units	12.40 %	
TBRA Unit	\$3,609	\$4,145		\$3,206	827 Units	27.70 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Peabody Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$157,550	\$142,429	\$22,580
\$155,501	\$105,212	\$23,795
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.13

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	80.9	84.5	85.1	57.1
Black/African American:	3.7	2.4	2.4	8.2
Asian:	0.7	1.0	1.4	0.0
American Indian/Alaska Native:	0.1	0.6	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.3	0.0	0.0	0.0
Black/African American and White:	0.3	0.3	0.0	0.0
American Indian/Alaska Native and Black:	0.3	0.0	0.0	0.0
Other Multi Racial:	0.3	0.4	0.3	1.0
Asian/Pacific Islander:	0.0	0.5	0.0	0.0

ETHNICITY:

Hispanic	13.4	10.3	10.8	33.7
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HOUSEHOLD SIZE:

1 Person:	67.6	29.1	34.1	33.7
2 Persons:	15.2	16.3	21.7	27.6
3 Persons:	9.0	20.1	16.8	22.4
4 Persons:	5.1	20.4	14.1	12.2
5 Persons:	1.9	10.1	7.6	3.1
6 Persons:	0.7	3.3	3.8	0.0
7 Persons:	0.0	0.7	1.4	0.0
8 or more Persons:	0.4	0.0	0.5	1.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	44.1	31.1	19.5	35.7
Elderly:	22.3	1.1	30.6	1.0
Related/Single Parent:	17.6	21.7	17.6	52.0
Related/Two Parent:	5.5	38.8	26.8	6.1
Other:	10.5	7.2	5.4	5.1

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	22.5	0.9 [#]
HOME TBRA:	3.6	
Other:	35.8	
No Assistance:	38.0	

of Section 504 Compliant Units / Completed Units Since 2001 47

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Peabody Consortium

State: MA

Group Rank: 95
 (Percentile)

State Rank: 2 / 19 PJs

Overall Rank: 95
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	87.48	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	97.17	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	93.29	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	99.04	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.69	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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